

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1( b)**

Brian C. Nicholas  
KML LAW GROUP, P.C.  
216 Haddon Avenue, Ste. 406  
Westmont, NJ 08108  
CIT Bank, N.A., fka One West Bank, N.A., fka One  
West Bank, FSB

In Re:

Gaunt, Pamela A. Debtor  
Gaunt, Brian D. Co-Debtor



Order Filed on August 29, 2017  
by Clerk U.S. Bankruptcy Court  
District of New Jersey

Case No: 17-17452 JNP

Chapter: 13

Hearing Date: August 29, 2017

Judge: Jerrold N. Poslusny Jr.

**ORDER VACATING STAY & CO-DEBTOR STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: August 29, 2017**

A handwritten signature in black ink, appearing to read "Jerrold N. Poslusny, Jr.", written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

Upon the motion of CIT Bank, N.A., fka One West Bank, N.A., fka One West Bank, FSB,  
under  
Bankruptcy Code section 362(a) and 1301 (c) for relief from the automatic stay as to certain  
property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume  
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to  
pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as Lot 12, Block 1401.03, 80  
Weathervane Drive , Mount Royal NJ 08061**

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its  
rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies  
including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially  
pursuing other loss mitigation alternatives, including, but not limited to, a loan modification,  
short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's  
Sale (or purchaser's assignee) may take any legal action for enforcement of its right to  
possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in  
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the  
Bankruptcy Code.

It is further ORDERED that the co-debtor stay is vacated.

The movant shall serve this order on the debtor, any trustee and any other party who  
entered an appearance on the motion.

*rev. 7/12/16*